LOT 5 COVEY COURT S/D.
736-668, 816-1696, WD 1016-1284,

CARTER TODD
251 SW COVEY CT
LAKE CITY, FL 32025

2026

01-4S-16-02678-205

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

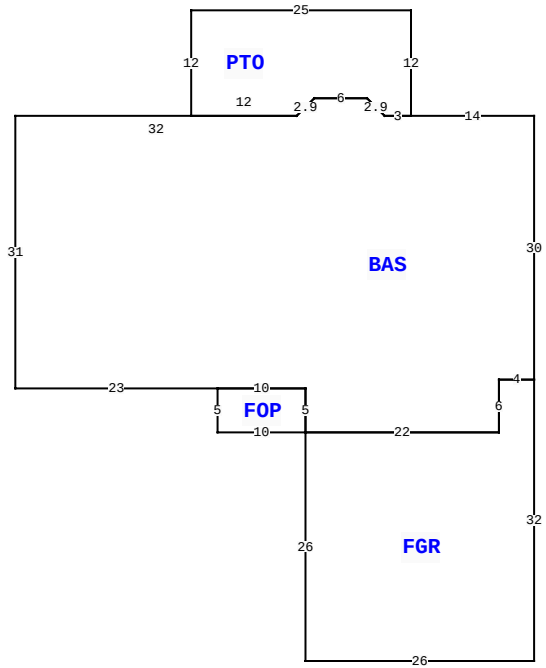
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.0500	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,951	100		1,951	205,230
FGR	700	55		385	40,499
FOP	50	30		15	1,578
PTO	284	5		14	1,473
TOTALS	2,985			2,365	248,779

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,365	117.4040	131.49	310,974	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2006 Heated Area: 1951 HX Base Yr 2006



251 SW COVEY CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		248,779
TOTAL MARKET OB/XF VALUE		8,813
TOTAL LAND VALUE - MARKET		24,500
TOTAL MARKET VALUE		282,092
SOH/AGL Deduction		105,792
ASSESSED VALUE		176,300
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		125,578
TOTAL JUST VALUE		282,092
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,202

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045467	Roof Replacement	14,220	09/15/2022
22323	SFR	576	09/21/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1407/1689	3/05/2020	QC	U	I	11	100
GRANTOR: CARRIE CARTER						
GRANTEE: TODD R CARTER						
1016/1284	5/20/2004	WD	Q	V		13,700
GRANTOR: STE MARIE						
GRANTEE: TODD & CARRIE CARTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 PTO= N12 W25 S12 E12 R2 U2 E6 D2 R2 E3$ W3 L2 U2 W6 D2 L2 W32 S31 E23 FOP= S5 E10 N5 W10$ E10 S5 FGR= S26 E26 N32 W4 S6 W22$ E22 N6 E4 N30$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,845.00	UT	2.50	2.50	100	2005	2005	3	100	4,613	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	700	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 8,813

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		*RSF-2	0.00	0.00	1.00	LT		1.00	1.00	0.70	35,000.00	24,500.00	24,500							

REVIEW DATE 08/16/2023 BY KS Total Acres: 0.51 Total Land Value: 24,500 Market: 0 Agricultural: 0 Common: 24,500 PRINTED 10/01/2025 BY SYS